

IN RE: PETITION FOR ZONING VARIANCE
S/8 North Point Boulevard,
1400 +/- SE of Eastern Avenue
(719 North Point Boulevard)
15th Election District
7th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-212-A

Trust Realty Company
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a front yard setback of 54 feet for a proposed retail building and a front yard setback of 50 feet for an existing retail building, both in lieu of the required front average of 59 feet, and a parking setback of 7 feet in lieu of the required 10 feet, as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Kenneth Katz, great nephew and representative for Arthur Katz, Trustee/Owner, appeared, testified and was represented by Robert A. Hoffman, Esquire. Also appearing on behalf of the Petition was James McKee, expert land planner and engineer. There were no Protestants.

Testimony indicated that the subject property, known as 719 North Point Boulevard, consists of 0.745 acres more or less zoned B.L.-C.S.A., and is improved with an existing building containing 1,060 sq. ft. of retail space. The proffered testimony indicated that Petitioner proposes to construct another building containing 1,648 sq. ft. of retail space between the existing building and an adjacent McDonald's Restaurant. However, the proposed building will require a front setback of 54 feet as a result of an existing access easement to the rear of the site for McDonald's Restaurant customers, as depicted in Petitioner's Exhibit 1. The setback required is determined by averaging the front yards of the abutting McDonald's and S. Zeller Restaurants. The variance requested for the exist-

ing building will validate its 50-foot setback which has been in place since 1970. Said building met zoning setback requirements in effect at that time as it was located well behind an adjacent and former White Coffee Pot, Jr. Restaurant, which predated and was on the same site as the present McDonald's Restaurant.

Testimony indicated the requested parking variance is for the existing parking lot along North Point Boulevard. Petitioner testified the 7-foot setback is consistent with the parking setbacks of the abutting properties. By letter dated November 30, 1989, Pat Keller, Director, Office of Planning and Zoning, indicated their support of Petitioner's request. Petitioner has agreed to provide and maintain landscaping in the existing State right-of-way along North Point Boulevard.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lessor relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R.

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and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of January, 1990 that the Petition for Zoning Variance to permit a front yard setback of 54 feet for a proposed retail building and a front yard setback of 50 feet for an existing retail building, both in lieu of the required front average of 59 feet, and a parking setback of 7 feet in lieu of the required 10 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall comply with all requirements and specifications of the approved CRG Plan for the subject site.
- 3) Petitioner shall submit and obtain approval of a landscape plan by the Baltimore County Landscape Plan prior to the issuance of any permits.
- 4) Petitioners shall comply with the requirements of the State Highway Administration as set forth in their comments dated August 31, 1989 prior to the issuance of any permits.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:mjs

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th
Posted for: Trust Realty Co.
Petitioner: Trust Realty Co.
Location of Property: 54 N. East Blvd., 1400' SE Eastern Ave.
719 N. Pt. Blvd.
Location of Sign: Trust Realty Co. 10' E. of 15th St. on property.
Remarks: McDonald's
Posted by: McDonald's
Number of Signs: 1
Date of Posting: 11/17/89
Date of return: 11/15/89

CERTIFICATE OF PUBLICATION

November 20, 1989
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on November 16, 1989.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zebe Olson
Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County will hold a public hearing on the proposed zoning variance for the subject property at the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 on Friday, December 1, 1989 at 2:00 p.m.
Petitioner for Zoning Variance: Trust Realty Company, 3 Shawan Road, Hunt Valley, Maryland 21030.
Case Number: 90-212-A.
55 North Point Boulevard, 1400' SE of Eastern Avenue, 15th Election District, 7th Councilmanic District.
Petitioner: Trust Realty Company.
Hearing Date: Friday, Dec. 1, 1989 at 2:00 p.m.
Variance: To permit a 54 foot setback for a proposed retail building and a 50 foot setback for an existing retail building in lieu of the required 59 foot front average setback; and a 7 foot parking setback in lieu of the required 10 foot to right-of-way.
Petitioner: Trust Realty Company.
At the event that the Petitioner is in violation of the Zoning Ordinance, the Zoning Commission may, at its discretion, suspend the hearing date. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.
NOTE:
If "PHASE II" of the "SHOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed to the next business day. In the event of snow, the hearing will be postponed to the next business day.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
11/20/89

CERTIFICATE OF PUBLICATION

November 20, 1989
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on November 16, 1989.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 20, 1989
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 16, 1989.

THE JEFFERSONIAN.

S. Zebe Olson
Publisher

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 303.2 of the B.C.Z.R. to permit a 54 ft. setback for a proposed retail building and a 50 ft. setback for an existing retail building in lieu of the required 59 ft. setback, and a 7 ft. parking setback in lieu of the required 10 ft. setback. Section of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the 409.8. following reasons: (Indicate hardship or practical difficulty)

To be determined at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Trust Realty Co.
Signature	(Type or Print Name)
Address	Signature
City and State	(Type or Print Name)
	Signature
Attorney for Petitioner:	3 Shawan Road 527-1881
John B. Howard	Address Phone No.
(Type or Print Name)	Hunt Valley, Maryland 21030
Signature	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	John B. Howard
210 Allegheny Avenue	Name 210 Allegheny Avenue
Towson, Maryland 21204	City and State
Attorney's Telephone No.: 823-4111	Towson, Maryland 21204 823-4111
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 15 day

of Nov 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 109, County Office Building in Towson, Baltimore County, on the 1st day of Dec, 1989, at 2 o'clock

J. Robert Haines
Zoning Commissioner of Baltimore County
(over)

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
Telephone: (301) 527-1555
Facsimile: (301) 527-1563

August 1, 1989

DESCRIPTION TO ACCOMPANY ZONING VARIANCE KATZ PROPERTY

Beginning at a point on the south side of North Point Boulevard, 150 feet wide, said point being 1,400 feet ± east of Eastern Avenue; thence running the six following courses and distances: 1) South 70° 12' 21" East 194.62 feet, 2) South 19° 47' 39" West 149.81 feet, 3) North 71° 17' 28" West 83.26 feet, 4) North 30° 47' 22" East 31.92 feet, 5) North 76° 44' 07" West 118.23 feet, and 6) North 19° 47' 39" East 133.50 feet to the place of beginning. Containing 26,601 square feet ± or 0.611 acres of land.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 837-3353

J. Robert Haines
Zoning Commissioner

Trust Realty Company
3 Shawan Road
Hunt Valley, Maryland 21030

Re: Petition for Zoning Variance
CASE NUMBER: 90-212-A
55 North Point Boulevard, 1400' SE Eastern Avenue
719 North Point Boulevard
15th Election District - 7th Councilmanic
Petitioner(s): Trust Realty Company
HEARING: FRIDAY, DECEMBER 1, 1989 at 2:00 p.m.

Gentlemen:

Please be advised that \$125.47 is due for advertising and posting of the above captioned property.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 12/01/89

PUBLIC HEARING FEES
080 - POSTING SIGNS / ADVERTISING 1 X PRICE
LAST NAME OF OWNER: TRUST REALTY CO. TOTAL: \$125.47

receipt

Account: R-001-4150

Number: 544

119000177

70-212

8 033*****125474 2012F

Please make checks payable to: Baltimore County

Baltimore County
Fire Department
800 West Road
Towson, Maryland 21204-2596
(301) 887-4500
Paul H. Reinke
Chief

AUGUST 24, 1989



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: TRUST REALTY COMPANY
Location: #719 NORTH POINT BOULEVARD
Item No.: #66 Zoning Agenda: AUGUST 29, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/REK

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

August 25, 1989



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 285, 65, 68, 69, 70, 71, and 72.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF/LW

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Lab Hoffman	210 Allegheny Ave 21204
Jim McKee	5 Shawan Rd, Hunt Valley 21030
Karl Katz - Trust Realty Co.	3 Shawan Rd 21030
Alvin Katz - Trust Realty Co.	

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

August 31, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Dear Mr. Haines:

After reviewing the submittal for a variance to permit a 54 foot setback for a proposed retail building and a 50 foot setback for an existing retail building in lieu of the required 59 foot front average setback and a 7 foot parking setback in lieu of the required 10 foot to right of way, we have the following comment.

This plan must be reviewed and approved by our Hydraulic Section concerning the proposed storm drain connection into the existing 36" diameter pipe within SHA right of way on North Point Blvd.

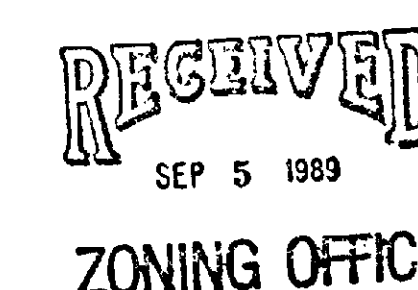
This approval process must be completed prior to issuance of building permits.

If you have any questions, please call Larry Brocato at 333-1350.

Very truly yours,

Creighton J. Mills, Jr.
Creighton J. Mills, Jr., Chief
Engineering Access Permits
Division

LB:maw
cc: McKee & Assoc., Inc.
Mr. J. Ogle



My telephone number is (301)333-1350 (Fax #333-1041)
Telegrapher for impaired hearing or speech
383-7555 Baltimore Metro - 855-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing, this 15th day of September, 1989.

J. Robert Haines
Zoning Commissioner

Received By:

James E. Flanagan
Chairman,
Zoning Plans Advisory Committee

Petitioner: Trust Realty Co., et al
Petitioner's Attorney: John B. Howard

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 22, 1989

COUNTY OFFICE BLDG
111 W. Crossroads Ave.
Towson, Maryland 21204

John B. Howard, Esquire
212 Allegheny Avenue
Towson, MD 21204

RE: Item No. 66, Case No. 90-212-A
Petitioner: Trust Realty Co., et al
Petition for Zoning Variance

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION: JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Flanagan
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Trust Realty Co.
3 Shawan Road
Hunt Valley, MD 21030

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: November 30, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 90-212-A, Item 66
Trust Realty Company, Petitioner

The Petitioner requests a variance to front yard setback and parking setback requirements.

In reference to this request, staff offers the following comments:

- The site obtained CRG approval for the proposed use on June 22, 1989 (File No. XV-501). The final zoning plan must conform to the approved CRG plan and final landscape plan.

- This office has no objection to the requested variances. The adjoining property, Sizzler Steak House, has a similar deficient parking setback. Granting of this variance would allow for free circulation between the two parking lots.

- A landscape plan must be approved prior to the issuance of any building permits. Any landscaping planted in the street right-of-way must be maintained by the property owner.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK:JL:gg1
90212A/ZAC1

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

January 3, 1990

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
S/S North Point Boulevard, 1400' +/- SE of Eastern Avenue
(719 North Point Boulevard)
12th Election District - 7th Councilmanic District
Trust Realty Company - Petitioner
Case No. 90-212-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Ann M. Nastarowicz
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

November 3, 1989

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Crossroads Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-212-A
S/S North Point Boulevard, 1400' +/- SE of Eastern Avenue
719 North Point Boulevard
12th Election District - 7th Councilmanic District
Petitioner(s): Trust Realty Company
HEARING: FRIDAY, DECEMBER 1, 1989 at 2:00 p.m.

Variances: To permit a 54 foot setback for a proposed retail building and a 50 foot setback for an existing retail building in lieu of the required 59 foot front average setback and a 7 foot parking setback in lieu of the required 10 foot to right of way.
Petitioner(s): Trust Realty Company

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

NOTES
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 527-3291 to confirm hearing date.)

J. Robert Haines
Zoning Commissioner
BALTIMORE COUNTY, MARYLAND

cc: Trust Realty Company
John B. Howard, Esq.
File

GENERAL NOTES:

- This site lies within Councilmanic District No. 7.
- This site lies within Census Tract 4206.
- This site lies within Watershed 21.
- This site lies within Subwatershed 40.
- Average daily trips (64.6/1000 SF x 4708 SF) = 305 ADT's
- There are no historical areas, critical areas, archaeological sites, endangered species habitat, or hazardous materials on this site.
- Existing land use is retail.
- Landscape shall be in accordance with the Baltimore County Landscape Manual however a modification to the Landscape Manual shall be requested.
- Planting and planting calculations shown hereon are schematic for C.R.G. only and may change based on final engineered plans and the final approved landscape plan.
- Parking and driveway areas shall be macadam.
- Parking spaces shall be striped.
- All signs shall comply with Section 413 of the Baltimore County Zoning Regulations and all applicable sign policies (MAN 100 S.F.).
- Refuse collection will be performed during off-peak business hours to avoid congestion.
- A storm water management waiver has been granted (3/29/89).

LANDSCAPE DATA:

MINIMUM PLANTING REQUIREMENTS

Trees
 Parking Spaces - 32 @ 1 tree/12 spaces = 2.7
 Interior Road - 470 LF @ 1 tree/20 LF = 23.5
 Exterior Road - 195 LF @ 1 tree/10 LF = 4.9

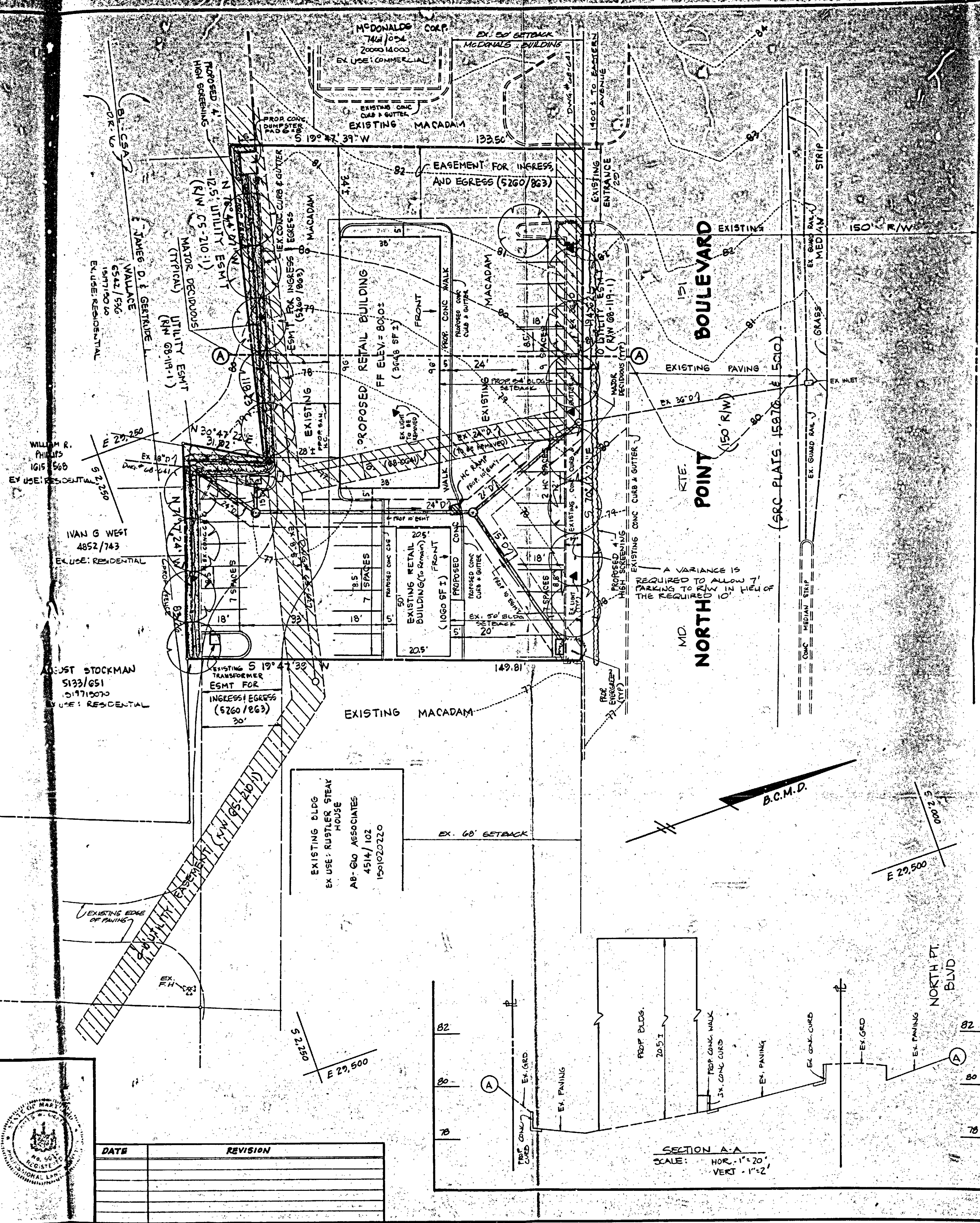
Total major deciduous or equivalent = 31
 (min. 17 major deciduous)

Screening and other planting
 Planting area shall be provided along property line abutting the public street and along property line abutting the residential zone.

Trees shown
 Trees Major Deciduous Equivalent
 19 Major deciduous = 19
 0 Minor deciduous = 0
 2 Evergreen = 8

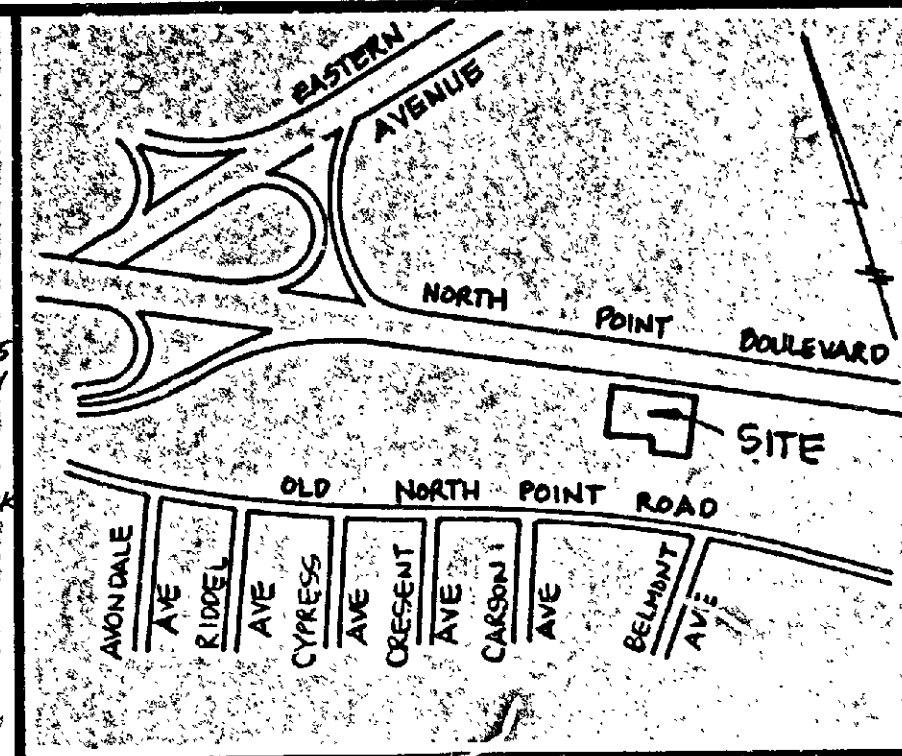
Total major deciduous equivalent = 20

Note
 A modification to the Landscape Manual shall be requested to permit 20 major deciduous or equivalent in lieu of the required 31 trees. This modification is due to the amount of impervious areas on the site.
 $23,954 \text{ SF} = 855$



BUILDING SETBACKS

EX. McDONALDS
 EX. RUSTLER
 118' ± 2' ± 51' REQUIRED FRONT BUILDING SETBACK AS PER SECTION 303.2 (B.C.Z. R.1)
 APPLICATION HAS BEEN MADE FOR A VARIANCE TO ALLOW A PROPOSED 51' BUILDING SETBACK AND A 150' SETBACK FOR THE EXISTING BUILDING IN LIEU OF THE REQUIRED 51'.



VICINITY MAP
 (1"=500')

SOIL DATA:

SOIL TYPE

MmB (Mettapex - Urban Land Complex 0-5% slopes)

LIMITATIONS

Buildings - slight
 Parking Lots - Moderate: moderately high water table; slope.

DENSITY TABULATION:

- Existing zoning of site BL-CSA
- Gross area of site (incl. 30' of N. Pt. Blvd.) 0.745 Ac. ±
- Net area of site = 26,601 SF/0.611 Ac. ±
- Floor Areas
 Existing 1,060 SF ±
 Proposed 3,648 SF ±
 Total Area 4,708 SF ±
- Floor Area Ratio Data
 Maximum Floor Area Ratio Permitted 3.0
 Floor Area Ratio Proposed (4,708 SF - 26,601 SF) = 0.18
- Parking Data
 Parking Required (5 spaces/1000 SF) = 4,708 SF / 1,000 SF = 5 = 24 Spaces
 Parking Proposed 32 Spaces

A VARIANCE TO THE PARKING REQUIREMENTS WAS PREVIOUSLY GRANTED FOR THIS SITE ON OCTOBER 29, 1971 UNDER CASE NUMBER 72-104-A TO ALLOW TO PARKING SPACES IN LIEU OF THE REQUIRED 77. SAID VARIANCE SHALL BE VACATED.

PLAT TO ACCOMPANY
 PETITION FOR VARIANCES

C.R.G. PLAN

KATZ PROPERTY

71.9 North Point Blvd. 2000
 15TH ELECTION DISTRICT BALTIMORE COUNTY, MD
 SCALE: 1"=20'
 APRIL 20, 1989
 REC. MAY 25, 1989
 26 JUN 16, 1989

DEED REFERENCE 5260/863
 PROPERTY ACCT. NO. 16-20-000759

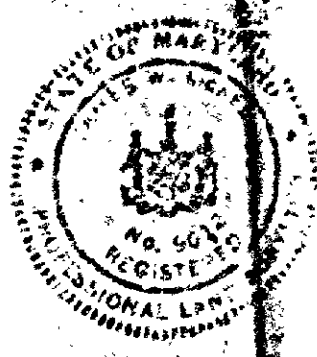
PETITIONER'S EXHIBIT
 OWNER: TRIST REALTY CO.
 CURTIS H. KATZ, TRUSTEE
 2 SHAWAN ROAD
 MOUNT VALLEY, MD. 21030
 301-527-1881

PUBLIC SERVICES NO. 87122 PLANNING NO. 90-212-A

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
 SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
 (301) 252-0000

Computed by: *WJ*
 Drawn by: *JK*
 Checked by: *WJD*
 Job Number: _____
 James W McKee Date 8/24/89
 (Maryland Registered No. 9012)



DATE	REVISION



J-SE I-SW
F-NE, E-NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
BMC Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

#60
90-212-1

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
EASTPOINT
SHEET
S.E.
1-E

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210